

**UNITED STATES MARSHALS SERVICE
DISTRICT OF PUERTO RICO
NET EQUITY WORK SHEET**

THIS WORK SHEET IS A N ESTIMATE BASED ON AVAILABLE IN FILE DATA AND IS SUBJECT TO CHANGE.

CASE NUMBER: CR 99-125 USA vs. **ELLIOT GIRAUD PIÑEIRO**

CATS ID No.: 99-DEA-365026

PROPERTY ADDRESS: 25.08 acres Indias Ward
Guayanilla, Puerto Rico

	APPRAISAL	OFFER
a. APPRAISAL/OFFER	\$ <u>125,000.00</u>	\$ _____
Appraisal Date: <u>002/20/20031</u>		
Owner of Record: Elliot Giraud Piñeiro and Astrid Donate Hernandez		
b. EXPENSES ESTIMATED	\$ <u>12,500.00</u>	\$ _____
c. NET VALUE =	\$ <u>112,500.00</u>	\$ _____
d. GENERATED INCOME + (IF APPLICABLE)	\$ <u>0.00</u>	\$ _____
e. LIENS -	\$ <u>500,000.00 *</u>	\$ _____ (*) 1) Liens - The Farm Service Agency (Intereses al 3.75%).
f. EQUITY =	\$ <u>-387,500.00</u>	\$ _____
g. APPRAISED VALUE /	*****	\$ <u>125,000.00</u>
h. PERCENTAGE OF U.S. EQUITY =	*****	Net: _____ = (Net Equity from Purchase Price)
i. 85% X APPRAISAL =	\$ <u>106,250.00</u>	

- a. Appraisal date must be within one year
b. Include seizure expenses, advertising, maintenance, sales, commission, et. (Estimated 10% for personal property)
e. Include total of all liens
h. U.S. Equity must be at least 20% or more of appraised value in order to pay lien prior to sale.

NOTE: District is not authorized, without additional approval, to pay a lien or liens totaling more than \$50,000.00.

PREPARED BY: Eunice Bones
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DATE: 03/14/2008